



RECEIVED
HOUSING AND
COMMUNITY DEVELOPMENT

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HPD

May 10, 1995

Department of Housing and Community Development
1800 Third Street
Sacramento, CA. 95814

RE: Annual Report on the Status and Implementation of the General Plan

Per Government Code Section 65400 (b) the City of Manhattan Beach submits the enclosed report on the status of the City's General Plan. The report was reviewed and approved by the Planning Commission at a public hearing held on April 12, 1995, and adopted by Resolution No. PC 95-4 (Attached). The City Council accepted and approved the Planning Commission's determination on May 2, 1995.

Should you have any questions please feel free to contact me at (310) 545-5621, Extension 278.

Sincerely,

Bobby H. Ray, AICP
Senior Planner



3

10-10-10

**COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM**

TO: Honorable Mayor and Members of the City Council

FROM: Geoff Dolan, City Manager

THROUGH: Byron L. Woosley, Community Development Director 
S. Maxine Rhyne, Planning Administrator 

BY: Bobby Ray, Senior Planner

DATE: May 2, 1995

SUBJECT: Annual Report on the Status of the General Plan, for the City of Manhattan Beach, and Progress in its Implementation

RECOMMENDATION

That the City Council **RECEIVE AND FILE** this Report.

BUDGET IMPLICATION

Total Staff time involved is approximately 20 hours, with a total cost of approximately \$800.00.

BACKGROUND

State law requires that each planning agency (Planning Commission) prepare an annual report to the legislative body (City Council) outlining the status of the General Plan and progress in its implementation. On April 12, 1995 the Planning Commission conducted a public hearing on the Annual Report and approved Resolution No. 95-4 (Exhibit A). This report is now being forwarded to the City Council for review.

DISCUSSION

In conformance with State law the Manhattan Beach General Plan contains all of the mandated elements: Land Use; Infrastructure (Circulation); Housing; Natural Resources (Conservation, Open Space); Noise; and, Hazards Management (Safety). The City's General Plan was adopted by the City Council on February 16, 1988 (Resolution No. 4472). Since that time the City has processed eight amendments to the General Plan; seven amendments to the Land Use Element, and one amendment to the Infrastructure Element. One Element, Housing, was revised since initial General Plan adoption.

Exhibit C of this Report contains the report to the Planning Commission which outlines the new programs and/or projects which the City has undertaken since the previous Annual Report. Each of these items is identified, and their relation to the General Plan implementation provided. In addition, the Planning Commission report contains an

implementation matrix which identifies the status of each of the General Plan implementation measures.

Planning Commission Review

Comments received from the Planning Commission at the April 12th hearing are:

- Expand the Planning Commission agenda exchange (page 3, Item No. 2) to include the Cities of El Segundo and Redondo Beach;
- Amend Item No. 4 (page 4, line 5) to read..."The purpose of this action is to prevent further intensification of residential uses nearby where there might be land use compatibility problems with eating and drinking establishments, pending completion of a planning study." This statement more accurately reflects the intent of the development moratorium in the CD, CNE, and CL zoning districts.;
- The Property Maintenance Ordinance (page 5) is Ordinance No. 1885, not 1884 as identified.

ALTERNATIVES

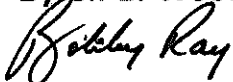
The alternatives available to the City Council include:

1. **RECEIVE AND FILE** the Planning Commission's decision of **APPROVAL**.
2. **REMOVE** this item from the Consent Calendar and **DIRECT** Staff accordingly.

Respectfully submitted,

COMMUNITY DEVELOPMENT DEPARTMENT

Byron L. Woosley, Director



Bobby Ray, AICP
Senior Planner

Attachments: Exhibit A - Resolution No. PC 95-4
 Exhibit B - Planning Commission Minutes Excerpt dated 4/12/95
 Exhibit C - Planning Commission Report dated 4/12/95

CC: Tom Wood, City Attorney
 Neil C. Miller, Director of Public Works

RESOLUTION NO. PC 95 - 4

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MANHATTAN BEACH, CALIFORNIA, APPROVING THE 1995 REPORT
ON THE STATUS AND IMPLEMENTATION OF THE GENERAL PLAN FOR
THE CITY OF MANHATTAN BEACH, CALIFORNIA**

WHEREAS, pursuant to Sections 65400 and 65584 of the State of California Government Code, the Planning Commission has reviewed the 1994 Annual Report on the City of Manhattan Beach General Plan; and

WHEREAS, a public hearing was advertised pursuant to applicable law, testimony was invited; and

WHEREAS, a public hearing was held on April 12, 1995; and

WHEREAS, the Planning Commission reviewed the analysis of the Community Development Department contained in the report dated April 12, 1995; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15306 and consists of basic data collection and research.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manhattan Beach, California, does hereby approve and forward the report to the City Council for its consideration.

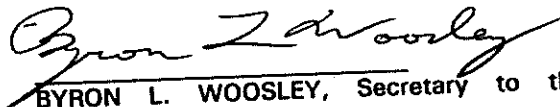
I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of April 12, 1995; and, that said Resolution was adopted by the following vote:

AYES: Blanton, Fahey, Hall, Kaprielian

NOES: None

ABSENT: Adamek

ABSTAIN: None



BYRON L. WOOSLEY, Secretary to the Planning Commission


Sylvia Root, Recording Secretary

EXHIBIT *A*

PLANNING COMMISSION

April 12, 1995

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recreational opportunities.

Discussion

The Commission discussed with Staff the various proposals addressed by the resolution. Commissioners Kaprielian and Hall agreed views were not protected by the General Plan and felt that exception 2 in the draft Resolution should be retained.

A motion was MADE and SECONDED (Hall/Kaprielian) to APPROVE this Draft Resolution, therefore resolved by saying, "is consistent with the City of Manhattan Beach General Plan with the exception of the proposed tree removal and replacement within the City Hall parking lot.

AYES: Blanton, Hall, Kaprielian, Chairman Fahey
NOES: None
ABSENT: Adamek
ABSTAIN: None

95-0412.4 ANNUAL REPORT of the Status of the General Plan,
for the City of Manhattan Beach, and Progress in
its Implementation

Senior Planner Lackow stated the report provided background on the required elements of the General Plan. The purpose of this report was to be a check on how the General Plan was working and being implemented. This public hearing was directed by the City Council, not legally required. She detailed projects that are either completed or ongoing. Commissioner Kaprielian suggested communications with surrounding communities be made, noting El Segundo should also be contacted, as is Hermosa Beach, noting El Segundo actions might have more impact upon the City than those of Hermosa Beach.

Commissioner Kaprielian noted Page 4, Item 4, Line 5 should be changed to read, "...residential uses nearby where there might be land use compatibility problems with eating and drinking establishments..." Ms. Lackow stated Page 5, Housing Element, Item 2, the Ordinance reference, should be changed from "1884" to "1885".

Chairman Fahey opened the public hearing. No one wished to speak, and Chairman Fahey closed the public hearing.

A motion was made to APPROVE the Resolution approving the 1995 report on the status and implementation of the General Plan with the prior stated revisions to the report. In addition, the Commission requested that Staff explore a Planning Commission agenda exchange as stated.

PLANNING COMMISSION

April 12, 1995

Page 8

1 AYES: Blanton, Hall, Kaprielian, Chairman Fahey
2 NOES: None
3 ABSENT: Adamek
4 ABSTAIN: None
5

6 Chairman Fahey stated the final Resolution could be brought back to
7 the Commission, attached to the minutes, at its next scheduled
8 meeting.
9

10 **OTHER BUSINESS:**

11
12 **a. Planning Activity Report: 7/94 - 1/95**

13
14 A motion was MADE and SECONDED (Hall/Blanton) to RECEIVE AND FILE
15 this report.
16

17 AYES: Blanton, Hall, Kaprielian, Chairman Fahey
18 NOES: None
19 ABSENT: Adamek
20 ABSTAIN: None
21

22 **b. Sepulveda Corridor Study Session**

23
24 Senior Planner Lackow stated the purpose of this item in this
25 meeting was to conduct continued discussion on the issues that have
26 been discussed prior by the Sepulveda ad hoc citizens committee.
27 Tonight's issue for discussion was "streetscape".
28

29 Assistant Planner Haaland presented slides for the Commission's
30 consideration, detailing Sepulveda streetscapes within Manhattan
31 Beach, as well as other main corridors in Redondo Beach, Hermosa
32 Beach, El Segundo, Torrance and Lawndale.
33

34 Chairman Fahey opened the Continued public hearing.
35

36 Cheryl Vargo, 568 33rd Street, stated the City had an identity with
37 its wide medians, noting that just with landscaping, an image could
38 be created. She felt "trees could do a lot" and more could be
39 added. Due to narrow sidewalks, she felt street furniture was not
40 needed. She noted that she liked the idea of permanent bus
41 benches, but that these benches should not have signage. She
42 stated the consultant working with the Ad Hoc Committee had
43 presented to the Committee a listing and asked the Committee to
44 prioritize the items within the list. Ms. Vargo suggested that Oak
45 Avenue residents be notified (in addition to notification in the
46 Beach Reporter) when the Commission addresses critical portions of
47 the Study relating to neighborhood compatibility.
48

49 No one else wished to speak, and Chairman Fahey continued the
50 study session to the next scheduled meeting.

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Planning Commission

THROUGH: Byron Woosley, Community Development Director
S. Maxine Rhyne, Planning Administrator

BY: Bobby Ray, Senior Planner

DATE: April 12, 1995

SUBJECT: Annual Report on the Status and Progress in Implementation of the General Plan for the City of Manhattan Beach, and Progress in its Implementation

RECOMMENDATION

CONDUCT the Public Hearing and **APPROVE** the 1995 Annual Report on the Status and Progress in Implementation of the General Plan for the City of Manhattan Beach and Forward the Report to the City Council for its consideration.

BACKGROUND

The Planning and Zoning Law (Title 7 of the California Government Code) requires each planning agency to prepare, and legislative bodies to adopt, a comprehensive plan. The comprehensive, or General, plan is a long-term guide for the physical development of the City. Section 65302 of the Government Code mandates the inclusion of seven required elements within the General Plan, these are:

- 1) Land Use;
- 2) Circulation;
- 3) Housing;
- 4) Conservation;
- 5) Open Space;
- 6) Noise; and,
- 7) Safety.

An essential, and on-going, aspect of the General Plan process is the implementation of the goals and policies of the Plan. The General Plan is implemented in a variety of ways; zoning ordinance, subdivision ordinance, building codes, capital improvement and related programs.

Section 65400 (b) of the Government Code requires that each planning agency (Planning Commission) prepare an annual report to the legislative body outlining the status of the General Plan and the progress in it's implementation. Specifically, the report is intended to:

- a) investigate and make recommendations to the legislative body (City Council) regarding implementation of the General Plan; and,
- b) provide an annual report to the legislative body on the status and program in its implementation, including the progress in meeting its share of regional housing needs pursuant to Section 65584.

The previous status report was presented to the Planning Commission on April 13, 1994. State law does not require that the annual report on the General Plan be conducted as a public hearing, however the public hearing is a City Council directive.

DISCUSSION

In conformance with State law the Manhattan Beach General Plan contains all of the mandated elements: Land Use; Infrastructure (Circulation); Housing; Natural Resources (Conservation, Open Space); Noise; and, Hazards Management (Safety). The City's General Plan was adopted by the City Council on February 16, 1988 (Resolution No. 4472). Since that time the City has processed eight amendments to the General Plan; seven amendments to the Land Use Element, and one amendment to the Infrastructure Element. One Element, Housing, was revised since initial General Plan adoption.

There were no General Plan amendments processed in 1994. The Community Development Department has recently accepted applications for General Plan amendments involving the City's IP (Industrial) zoning district. The proposals involve the redesignation of portions of this district from "Industrial" to "Planned Development". These applications will be processed, and acted upon, during the coming fiscal year.

State planning law requires that the General Plan be reviewed periodically, and revised if necessary. Although there is no specific time period established for General Plan updates (with the exception of the Housing Element which must be updated every five years), the General Plan must be kept in compliance with the statutory requirements of legal adequacy. The Elements must be updated to reflect changed circumstances, and must be kept internally consistent. The City's current General Plan was adopted in February, 1988. Much of the background data utilized in the development of the Plan was conducted in 1985. Many of the required Elements (Land Use) are now seven years old and in need of substantial revision.

The State Office of Planning and Research (OPR) is required to notify jurisdictions with a General Plan that has not been revised within eight years. OPR is also required to notify the Attorney General if the jurisdiction's General Plan has not been revised within ten years. The possible consequence of an inadequate General Plan is the invalidity of certain land use approvals. If the inadequacy of the General Plan is relevant to the approval in question, the local decision is vulnerable to legal challenge. However, there must be a "nexus" established between the land use approval and the claimed inadequacy of the General Plan.

The City's General Plan contains an implementation program which identifies specific actions the City may take to further implement the Plan's goals and policies. Utilizing these recommended actions Staff has identified various programs/projects initiated since completion of the previous annual report which further advance the General Plan implementation process. These programs/projects and the applicable elements are identified below. The implementation program is attached as Exhibit B.

The following information is a list of projects initiated, and/or completed, since completion of the previous Annual Report in 1994. The list is categorized by the applicable General Plan element which the project implements.

General and Regional Issues

- 1) Staff continues to participate in the South Bay Cities Association; Joint Powers Authority; and the Southwest Area Planning Council. This is consistent with the Implementation Program of the General Plan.
- 2) Staff continues to participate in an agenda exchange with Hermosa Beach to keep informed of potential development impacts.
- 3) Monitoring of, and participation in:
 - Southern California Association of Governments (SCAG)
 - Regional Comprehensive Plan
 - Regional Mobility Element
 - Planning Director's Committee
 - Metropolitan Transportation Authority (MTA)
 - Congestion Management Program.

Land Use Element

- 1) The City's Local Coastal Program (LCP) was certified by the Coastal Commission on May 24, 1994. The City has assumed responsibility for

the issuance of Coastal Development Permits in the City's Coastal Zone. To date, the City has issued four Coastal Permits.

- 2) A series of Title 10 (Zoning Ordinance) amendments has been initiated, and public hearings are currently being conducted by the Planning Commission. These amendments include the following:

- 10.08.050 Specialty Food and Beverage Sales
- 10.12.040 RPD (Residential Planned Development) Regulations - clarification of inconsistencies
- 10.16.030.A Mixed Use Standards
- 10.16.030.K Commercial Fence Height
- 10.16.030.M / 10.64.150 Commercial Driveway Visibility
- 10.60.020 Substandard Lots
- 10.68 Nonconforming Regulations
- 10.72 Sign Code
- 10.84 Use Permits
- 10.100 Appeals
- 10.104 Enforcement

- 3) The Sepulveda Boulevard Corridor Study has been initiated. The Task Force has completed its public meetings and the Study has been referred to the Planning Commission for consideration. The Planning Commission has begun public hearings on the Study.

- 4) The City Council imposed a development moratorium (Ordinance No. 1902) on residential development in three of the City's Commercial districts (Commercial North End, Downtown Commercial, and Local Commercial zoning districts). The purpose of this action is to prevent further intensification of residential and eating / drinking establishments in these districts, pending completion of a planning study. The purpose of the study is an examination of the compatibility of these uses, and the establishment of possible mitigation measures to address identified impacts. A specific proposal has been the development of a Mixed-Use ordinance which provides development standards

and, required findings, intended to mitigate impacts associated with the compatibility of residential and commercial uses. Public hearings are in progress.

Infrastructure Element

- 1) Staff continues to participate in the South Bay Cities Technical Advisory Committee (TAC) for transportation improvements in the South Bay Region.
- 2) The City submitted Transportation Improvement Credit Claims to the Metropolitan Transportation Authority (MTA) on January 30, 1995 for Congestion Management Program (CMP) conformance. The City will continue to comply with the provisions of the CMP.
- 3) The Sepulveda Boulevard Corridor Study is on-going. This study has the potential to assist in the implementation of several General Plan policies for both the Land Use and Circulation Elements.
- 4) Intersection improvements at Sepulveda Boulevard and Artesia Boulevard. The project involves the addition of a left-turn lane from south bound Sepulveda Boulevard to east bound Artesia Boulevard. The project is currently on-going.

Housing Element

- 1) On August 3, 1993 the City Council adopted Resolution No. 5025 self-certifying the Revised Housing Element. State housing element law allows cities to "self-certify" their housing element if the local legislative body finds that the element substantially complies with the requirements of State law. This is done independently of any approvals by the State Office of Housing and Community Development. The Housing Element is due for revision in 1996.
- 2) Continued implementation of the Property Maintenance Ordinance (Ordinance No. 1884). This Ordinance implements Goal III of the Housing Element: "Provide a safe and healthful living environment for City residents".

Natural Resources Element

- 1) Continued implementation of the Tree Preservation Ordinance (Ordinance No. 1884). This is in compliance with Goal No. 2 of the Natural Resources Element: "Preserve the existing plant resources in the City and encourage the provision of additional landscaping".
- 2) The City continues to implement the requirements of the California Environmental Quality Act and the City's local environmental guidelines.

- 3) The City continues to implement the "Art in Public Places" project.

Hazards Management Element

- 1) An environmental cleanup of the former Metlox pottery site is on-going.

Noise Element

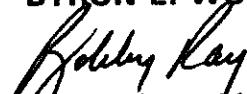
- 1) Continued implementation of the Noise Ordinance (Ordinance No. 1875). This Ordinance is in direct compliance with the Policy 3.1 of the Noise Element: "Establish a new Community Noise Ordinance to mitigate noise conflicts".
- 2) Amendment to Noise Ordinance (150 ' Rule)

ALTERNATIVES

1. **ADOPT** the 'draft' Resolution **APPROVING** the Annual Report and **FORWARD** the report to the City Council for public hearing.
2. Subject to public testimony, **RECOMMEND** revisions to the Annual Report and **FORWARD** the report to the City Council.

Respectfully submitted,

DEPARTMENT OF COMMUNITY DEVELOPMENT
BYRON L. WOOSLEY, Director


Bobby Ray, AICP
Senior Planner

Attachments:

Exhibit A - Draft Resolution No. PC 95 -
Exhibit B - General Plan Implementation Program

CC: City Manager
City Department Directors

RESOLUTION NO. PC 95-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MANHATTAN BEACH, CALIFORNIA, APPROVING THE 1995 REPORT
ON THE STATUS AND IMPLEMENTATION OF THE GENERAL PLAN FOR
THE CITY OF MANHATTAN BEACH, CALIFORNIA**

WHEREAS, pursuant to Sections 65400 and 65584 of the State of California Government Code, the Planning Commission has reviewed the 1994 Annual Report on the City of Manhattan Beach General Plan; and

WHEREAS, a public hearing was advertised pursuant to applicable law, testimony was invited; and

WHEREAS, a public hearing was held on April 12, 1995; and

WHEREAS, the Planning Commission reviewed the analysis of the Community Development Department contained in the report dated April 12, 1995; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15306 and consists of basic data collection and research.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manhattan Beach, California, does hereby approve and forward the report to the City Council for its consideration.

I hereby certify that the foregoing is a full, true, and correct copy of the Resolution as adopted by the Planning Commission at its regular meeting of April 12, 1995; and, that said Resolution was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BYRON L. WOOSLEY, Secretary to the Planning Commission

Sylvia Root, Recording Secretary

EXHIBIT A

**1995 (ANNUAL) REVIEW OF
GENERAL PLAN IMPLEMENTATION PROGRAM**

**CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

GENERAL AND REGIONAL ISSUES

1. Encourage and participate in dialogue and consultation with neighboring cities.

**SWAPC monthly meetings
South Bay Cities Association meetings
SCAG Planning Director Committee meetings**

2. Initiate informal idea and information exchanges among City Council and Planning Commission members of the South Bay Cities.

**Agenda exchange with Hermosa Beach
Quarterly Mayor's Meetings
South Bay Cities Association**

LAND USE ELEMENT

The Zoning and Subdivision Ordinances

1. Reduce the size.
2. Edit for internal consistency.
3. Reorganize the Code.
4. Use matrices, flow charts of procedures, and illustrations.
5. Remove the detailed list of permitted uses from the outset of each zone category and add an index of permitted uses.

The City undertook a One-Year Review of the Zoning Code (ZORP) in 1993. These amendments represented a comprehensive review of Title 10 (Zoning Code). Currently, Staff is processing another series of Title 10 amendments. Implementation of these General Plan directives constitute an on-going program as specific needs and priorities change.

Reevaluate the development standards in existing Zoning Ordinance:

1. **Residential Land Uses:** Revise Code designating development standards for each planning area.

Completed; the Planning Areas identified in the General Plan are, however, inconsistent with the Zoning Map. The General Plan identifies 6 Planning Areas where 4 are identified by the Zoning Map.

2. **Commercial Land Uses:** Revise existing Code classifications consistent with General Plan designations:

Completed

3. **North End Commercial:** Provide more detailed guidance on the appropriate mix of land uses and development standards.

The development moratorium initiated by the City Council on February 7, 1995 will result in the study of appropriate land uses within the CNE district.

4. **Mixed Use:** Permit residential development and buffer existing homes from any adverse impacts associated with adjacent commercial parking.

Staff are currently studying proposed Mixed-Use development standards for the CD, CNE, and CL zoning districts.

5. **Industrial:** Streamline and combine industrial zones.

Completed; all industrial zoned properties are located within the Rosecrans, Aviation, and Marine Corridor. This district is zoned "IP" - Industrial Park

6. **Open Space:** Streamline and combine open space zones.

Completed; The City has one Open Space "OS" zoning district.

7. **Public Facilities:** Designate schools and school facilities as public facilities.

Completed

8. Civic Center Zone: Eliminate.

Completed

9. Zoning Ordinance Administration:

- a. Establish a calendar for CUP review/condition of approval.

Completed

- b. Establish minimum findings required for proposed rezoning.

To be done; There are currently no specific findings required for re-zoning proposals (Chapter 10.96).

Capital Improvement Program

Review in context of General Plan to ensure consistency.

Annual report; April 12, 1995

Specific Plans

Develop specific plans to guide capital improvement/land use decision locations.

Sepulveda Corridor Study initiated

Local Coastal Program

Review/revise LCP for implementation/consistency with General Plan.

LCP Adopted by Council on 2/14/94; Final Certification granted by the Coastal Commission on May 24, 1994. The City currently has permitting authority for all development within the Coastal Zone.

INFRASTRUCTURE ELEMENT

Implement goals/policies in General Plan of street system, parking, water system, sewer system, drainage/flood control system:

Circulation

1. Establish regional committee to explore solutions to South Bay traffic problems.

South Bay Cities Corridor Technical Advisory Committee (TAC).

2. Plan for/acquire right-of-way to expand Aviation Blvd. through City.

Ongoing; Proposed widening of intersection of Rosecrans and Aviation in conjunction with the Metro Green Line is on-going.

3. Develop front yard setback policy for development along Sepulveda Blvd. reflecting traffic increase, aesthetics, development feasibility, need to provide acceleration/ deceleration lanes for major development entries.

To be studied in the Sepulveda Corridor Study

4. Make capacity improvements for major intersections to improve operating conditions.

Ongoing; Proposed intersection improvements at Sepulveda Boulevard and Artesia Boulevard-addition of left turn lane from southbound Sepulveda to eastbound Artesia.

5. Make traffic signal improvements on Citywide basis to increase efficiency of existing roadways without major capital improvements.

SBCA-TAC Study on Sepulveda Corridor Signal Coordination

6. Evaluate feasibility/advisability of actions to prevent/discourage diversions to alternate routes through development of neighborhood traffic control plans.

Ongoing; Sepulveda Corridor Study

7. Encourage shifts to alternate modes of transit and/or ridesharing.

Regulation XV; City's TDM Ordinance

- a. Improve transit service on routes/streets.

CMP; SBAC-TAC

- b. Hire transportation coordinator to promote / coordinate ridesharing.

Administrative Services

- c. Implement transit/high occupancy vehicle (HOV) lanes on major corridors.

Congestion Management Program; Sepulveda Boulevard Corridor Study

- d. Require preferential parking for carpool/vanpool vehicles in all new developments.

Regulation XV; City's TDM Ordinance

- e. Develop comprehensive, coordinated City Transportation Demand Management (TDM)

AQMP; TDM Ordinance No. 1901

8. Encourage assembly of lots along Sepulveda Blvd. for new commercial developments to reduce number of driveways.

Sepulveda Corridor Study

9. Monitor traffic flows along Highland Ave. and Valley/Ardmore, mitigation warranted.

Completed

10. Continue scheduled maintenance of City streets/sidewalks. Conduct comprehensive survey of all City streets, sidewalks, curbs and gutters; identify repair needs and establish work priority.

Ongoing

11. Monitor/abate encroachments into walk street rights-of-way.

Implementation of Chapter 7.36 "Encroachment Permits" of the MBMC

Parking

1. Investigate expanding parking assessment districts to include residential areas.

Ongoing study

2. Institute parking permits for areas where off-street parking is in short supply and/or conflicts with nearby commercial uses.

Initiated

3. Investigate using assessment districts to combine/renovate parking lots.

Ongoing study

Water

1. Review water distribution and storage system to ensure adequate supply for both system domestic and fire flow demands.

Comprehensive water review completed - Programs initiated

2. Ensure that all water lines are supplied with cut-off valves.

Ongoing

Sewer

1. Review system to ensure adequacy to meet buildout demand.

Completed

2. Establish replacement program for older, substandard sewer lines.

Ongoing

Flood Control

1. Review existing drainage/flood control system to ensure adequacy to protect new development.

Ongoing Programs/Repairs

Utilities

1. Pursue long-range program of undergrounding utility lines throughout City.

Ongoing study

2. Develop system of street lighting/implement with undergrounding of utility lines.

Completed

3. Cooperate with Chevron/regional utilities to ensure safety of underground lines crossing City.

Ongoing

HOUSING ELEMENT

Community Development Block Grant Program

Continuing participation:

- South Bay Senior Services (507)
- Salvation Army Senior Meals(508)
- South Bay Center for Counseling(511)
- South Bay Juvenile Diversion (512)(a)

Fair Housing Counseling

Continue participation in this program.

Section 8 Rent Assistance

Continue participation in this program.

Housing Rehabilitation

Strategies to encourage maintenance of existing housing stock and abate "bootleg" units:

1. Code enforcement - respond to complaints by residents.

Ongoing; Property Maintenance Ordinance

2. Code compliance checks - provide copies of all building and related permits for property to requesting property owner or prospective buyer/make safety and Code compliance inspections of units.

Ongoing

3. Continue City Inspector survey for illegal units and notify owners of any Code violations and required corrections.

Ongoing

Senior Citizen Housing

Investigate potential sites for senior citizen housing and consider modifying senior citizen housing standards.

Complete

Affordable Housing in Manhattan Village

Uphold the City's part of the Settlement Agreement.

Building Permit issued for 104 Senior Apartment Units

Planning and Zoning

To ensure City Codes and procedures do not unnecessarily hinder housing development:

1. Review and revise Zoning Ordinance to streamline and clarify its provisions.

Completed

2. Meet with developers and residents, prior to submittal of plans or proposals, to ensure that City's requirements and policies are understood.

Ongoing; Development and Implementation of a Pre-Application Review Conference

3. Develop and encourage planned development in subdivision and redevelopment of oversized residential lots.

Ongoing

4. Review accomplishments under revised General Plan to ensure policies and programs are consistent with City goals.

Performed annually

NATURAL RESOURCES ELEMENT

Conservation and Protection of Natural Resources

1. Plant selected native, drought-resistant plants that require minimum amounts of water.

Ongoing/Review of Compliance with AB 325

2. Require installation of low-volume flush toilets and low-flow faucets and showers in new construction.

Ongoing

3. Review City ordinances to ensure building setback and height requirements provide sufficient solar exposure for developments.

Completed

4. Require that all new construction be plumbed for solar water heating.

Conformance Required; Ongoing

5. Cooperate in enforcement of federal, state, and local air quality standards.

Ongoing

6. Monitor and evaluate local groundwater and its effects on water quality through environmental review process.

Regular monitoring: West Basin Municipal Water District

7. Encourage replacement of existing mature trees with specimen trees whenever they are removed in construction activity.

**Ongoing in public ROW; Tree Ordinance No. 1884
Adopted**

Open Space, Parks, and Recreation

1. Require dedication of recreational land, fee in-lieu, or both from developers of new residential subdivisions and residential planned developments.

Ongoing

2. Discuss possible joint-powers agreements for purposes of increasing available recreational resources between City and:

- a. Local School District

Ongoing (as needed)

- b. Adjacent cities

Ongoing (informal)

- c. County of Los Angeles

No action

- d. Caltrans

No action

- e. Utility companies

No action

3. Negotiate with School District to ensure that parts of school sites which are closed and are developed and used for recreation remain available for recreation. Pay attention to open space needs of southwest portion of City.

Ongoing (As Needed)

4. Work with School District to ensure that selection and development of school sites is consistent with General Plan.

Ongoing (As Needed)

5. Work with School District, Library, and private agencies to develop programs for children of working parents for both a.m. and p.m. when school is not in session.

Ongoing City programs

Administration

Review proposed projects requiring environmental assessments for consistency with General Plan. Projects consistent with General Plan and Zoning Ordinance should have Negative Declaration prepared provided impacts were considered in General Plan EIR.

Ongoing

HAZARDS MANAGEMENT ELEMENT

1. Require new developments and existing public facilities to comply with seismic safety standards.

Ongoing

2. Adopt plan and ordinance for mitigation of existing buildings defined as hazardous. Investigate potential funding sources for this program.

The City's implementation of the Un-reinforced Masonry Ordinance has resulted in the reinforcement of all applicable commercial buildings

3. Investigate complaints concerning use, storage or disposal of potentially toxic or hazardous materials in the City.

Ongoing; Environmental Clean-up of Former Metlox Pottery Site

4. Establish annual Disaster Preparedness Week.

A Disaster Preparedness Week was held in 1993, at this time there is no plan for such a program in 1995

5. Monitor methane and other potentially hazardous gas levels in areas adjacent to Chevron and in Manhattan Village.

Ongoing

6. Develop mechanisms to monitor and buffer conflicting uses and reduce potential hazards, cooperating with adjacent cities with residential uses proximate to heavy industry.

No Action

7. Require all businesses to file report with Fire Department listing all hazardous materials in use, diagramming location of storage and use areas.

Fire Department implements this program for all businesses except retail

8. Develop program to assist individuals and households to safely dispose of hazardous materials.

Ongoing

9. Enforce the new community Noise Ordinance.

Ongoing

10. Require new commercial projects near residential areas, demonstrate compliance with Noise Ordinance prior to project approval.

Ongoing

11. Ensure new residential projects near existing sources of non-transportation noise achieve a minimum of 20 dBA of building noise reduction.

No Action

12. Limit hours of construction activity in residential areas.

Completed, Noise Ordinance No. 1875

13. Designate one agency in City to act as Noise Control Coordinator in order to ensure continued noise enforcement efforts.

Ongoing

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